

EXECUTOR'S DEED

This Deed of Conveyance is this day made by the undersigned JAMES ROSS SEAY, EXECUTOR OF THE ESTATE OF MARTHA R. SEAY HARDY hereinafter referred to as the GRANTOR, and CHRISTOPHER FLEMING and wife, SHAYNI FLEMING hereinafter referred to as the GRANTEES, WITNESSETH THAT:

By virtue of the authority conferred on me, as Executor of the Estate of Martha R. Seay Hardy, deceased, by the Decree of the Chancery Court of DeSoto County, Mississippi, rendered on the 19th day of August, 2002, at Cause No. 94-12-1361, confirming and authorizing a sale on the 13th day of September 2002, in pursuance of a the decree of this court rendered on the 19th day of August, 2002, I, JAMES ROSS SEAY, EXECUTOR of said estate, in consideration of the sum of seventy three thousand and no/100 dollars (\$73,000.00) do hereby convey and warrant unto CHRISTOPHER FLEMING and wife, SHAYNI FLEMING, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in the City of Southaven, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 999, Section "E", Greenbrook Subdivision, Section 19, Township 1 South, Range 7 West, as shown by the plat of recorded in Plat Book 9, Pages 44 and 45, in the Office of the Chancery Clerk of said county.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Southaven, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the

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subject property; and being further subject to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal; and which is subject to all restrictive covenants, building restrictions and easements of record including but not limited to those as found with the recorded plat of said subdivision.

Taxes and assessments against said property for the year 2002 shall be prorated as of the date of this deed and taxes and assessments for the year 2003 shall be the sole responsibility of the GRANTEES and or their successors in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the representative of the GRANTOR on this the 17th day of September 2002.



JAMES ROSS SEAY, EXECUTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of September 2002, within my jurisdiction, the within named JAMES ROSS SEAY who acknowledged that he is Executor of the Estate of Martha R. Seay Hardy and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.



NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003

(SEAL)

GRANTORS' ADDRESS:

11 Park Street
Hernando, MS 38632
RES. TEL.: 662-42-6108
BUS. TEL.: N/A

GRANTEES' ADDRESS

719 Twinwood Cove
Southaven, MS 38671
RES. TEL.: N/A
BUS. TEL.: N/A

Prepared by:

KENNETH E. STOCKTON
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